



<b>PETITION NUMBERS:</b>	0805-DP-06
<b>APPROXIMATE ADDRESS:</b>	734 East 169 <sup>th</sup> Street
<b>PETITIONER:</b>	Indiana Brick Corporation / Keeler-Webb
<b>REQUESTED ACTION:</b>	Development Plan Review and Site Plan Review of an addition to an existing manufacturing facility.
<b>CURRENT ZONING:</b>	OI
<b>CURRENT LAND USE:</b>	Manufacturing
<b>ASSOCIATED PETITIONS:</b>	0805-SIT-05
<b>EXHIBITS:</b>	1. Staff Report, WCD, 05/05/08 2. Petitioner's Exhibits, 04/25/08

### **PETITION HISTORY**

0110-DP-26 / 0110-SIT-24	Development Plan and Site Plan review of the development of the Custom Cast Stone concrete manufacturing and fabrication facility.
95-Z-16	Change in zoning from AG-SF-1 to OI.
95-Z-19	Change in zoning from AG-SF-1 to OI.

### **PROCEDURAL**

- The May 5, 2008 Workshop Meeting represents the first appearance of the Development Plan and Primary Plat for Indiana Brick's expansion.
- Notification of the May 5, 2008 Workshop Meeting was provided to abutting property owners in accordance with the Rules of Procedure on April 25, 2008. Notice of the May 5, 2008 Workshop Meeting was posted to the City web site and at City Hall.
- Petitions for Development Plan Review and Site Plan Approval are not approved at Workshop Meetings. The purpose of the Workshop Meeting is to allow Advisory Plan Commission members and the public to become familiar with pending petitions, identify issues, and inquire as to potential modifications prior to the full Advisory Plan Commission public hearing.

### **STAFF INTRODUCTIONS**

The proposed Development Plan Review and Site Plan approval would provide for the expansion of an existing brick manufacturing facility, as well as the construction of office and showroom space associated with the brick manufacturing occurring at the subject site.

The subject site is comprised of two parcels, and consists of approximately 15.63 acres. The parcel improved with the existing facility consists of approximately 5.03 acres. The unimproved parcel consists of approximately 10.6 acres. The total acreage impacted by the proposed expansion consists of approximately 4.4 acres.



The subject site abuts the public rights-of-way of 169<sup>th</sup> Street to the south and Oak Ridge Road to the west. The existing facility is currently accessible from both public rights-of-way through private drives.

This development plan complies with the applicable OI zoning standards. No waiver requests are associated with this petition. The property in question is not located within any overlay zone. The subject site is not being subdivided, and is therefore not subject to the terms of the Subdivision Control Ordinance. Pending requested improvements to internal pedestrian circulation, the subject site will comply with all provisions of 16.04.165 Development Plan Review.

The use of the subject site is consistent with the recommendation of the Comprehensive Plan.

## **DP REQUIREMENTS**

### **Site Access & Circulation**

Proposed access to the subject site has been reviewed by WCD, WPWD, and WFD. Comments were provided regarding:

1. Matching the proposed northern access drive with the entrance to the Countryside subdivision;
2. Depicting the required 8' asphalt multi-use path within the right-of-way of Oak Ridge Road; and
3. Improvements for internal pedestrian circulation.

The petitioner will respond to these comments to the satisfaction of the agencies listed, and statements indicating these issues have been resolved will be provided prior to this petition appearing before the APC for public hearing.

### **Landscaping**

The submitted landscaping plan was deficient in the categories of road frontage trees, buffer yard trees and shrubs, perimeter parking lot plantings, and on-site plantings. The petitioner was provided marked plans and calculations at the April 22, 2008 TAC meeting. The petitioner will respond to these comments to the satisfaction of WCD, and compliant landscaping plans will be provided prior to this petition appearing before the APC for public hearing.

### **Lighting**

The submitted lighting plans provide a detail of the proposed wall fixture demonstrating compliance with the "downward-shielded" provisions of the Lighting Standards. Photometric "footprint" information provided with the wall fixture detail demonstrates compliance with the maximum emission standard for abutting property lines. No pole lights are proposed.

### **Signage**

The submittal does not propose any signage.



### Building Orientation & Materials

The submitted site plans and elevations depict compliance with the Building Materials and Building Orientation standards of WC 16.04.165 – DPR.

### Plan Documentation

Pending compliance with any conditions, the petitioner will have provided the required documents.

<u>Required Plan</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Site Plan	04/08/08	-	Compliant
Demolition Plan	N/A	-	N/A
Location Map	04/08/08	-	Compliant
Landscape Plan	04/08/08	-	Not Compliant – Must Revise
Lighting Plan	04/08/08	-	Compliant
Building Elevations	04/08/08	-	Compliant
Access & Circulation	04/08/08	-	Not Compliant – Must Revise

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	03/03/08	Compliant
Fees	04/08/08	Compliant
Legal Description	04/08/08	Compliant
Consent Form	04/08/08	Compliant
Contact Sheet	04/08/08	Compliant
TAC	04/22/08	Compliant
Notice - Sign on site	Pending	Pending
Notice- Newspaper	Pending	Pending
Notice -Mail	Pending	Pending
Submit Revisions	Pending	Pending

\*\*\*\*\*

**AFS**